

099.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

644,500 / 644,500

USE VALUE:

644,500 / 644,500

ASSESSED:

644,500 / 644,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46		YERXA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DI SARCINA BARBARA/LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 46 YERXA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: DI SARCINA ROBERT L-ETAL -	
Owner 2: DI SARCINA BARBARA A -	

Street 1: 46 YERXA RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 7,903 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1244 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Description	%	Item	Code	Description
SINGLE FA	100	water		
		Sewer		
		Electri		
Exempt				
Topo	1	Level		
Street				
Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7903		Sq. Ft.	Site		0	70.	0.83	5									459,961						460,000	

IN PROCESS APPRAISAL SUMMARY												Legal Description											
Use Code												Land Size											
101												Building Value											
7903.000												Yard Items											
184,500												Land Value											
460,000												Total Value											
644,500																							

User Acct	64361
GIS Ref	
GIS Ref	
Insp Date	12/14/18
18013!	

## USER DEFINED

Prior Id # 1: 64361

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 19 - Ranch	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		22 223535.																			
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:																					
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:																					
Foundation: 1 - Concrete				1/2 Bath:		Rating:																					
Frame: 1 - Wood				A HBth:		Rating:																					
Prime Wall: 4 - Vinyl				OthrFix:		Rating:																					
Sec Wall:		%																									
Roof Struct: 1 - Gable																											
Roof Cover: 1 - Asphalt Shgl																											
Color: YELLOW																											
View / Desir:																											
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>															
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																	
Year Blt: 1956	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O																		
Alt LUC:		Alt %:		Fpl:		Rating:		Other																			
Jurisdct:		Fact: .		WSFlue:		Rating:		Upper																			
Const Mod:								Lvl 2																			
Lump Sum Adj:								Lvl 1																			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL															
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	5	3																
Sec Int Wall:		%		Floor:				Additions:																			
Partition: T - Typical				% Own:				Kitchen:																			
Prim Floors: 3 - Hardwood				Name:				Baths:																			
Sec Floors:		%						Plumbing:																			
Bsmnt Flr:								Electric:																			
Subfloor:								Heating:																			
Bsmnt Gar:								General:																			
Electric: 3 - Typical																											
Insulation: 2 - Typical																											
Int vs Ext:																											
Heat Fuel: 2 - Gas																											
Heat Type: 1 - Forced H/Air																											
# Heat Sys: 1																											
% Heated: 100		% AC: 100																									
Solar HW: NO		Central Vac: NO																									
% Com Wall		% Sprinkled:																									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:															
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 099.0-0001-0009.0												<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:																					Total:					